



NOTICE OF APPLICATION

PROPOSED THE LUX

CONDITIONAL USE PERMIT APPLICATION - PLN#771

Notice is hereby posted that the City of Arlington Community and Economic Development Department, Planning Division has received a Conditional Use Permit Application for a new Multi-Family Development.

Applicant: Grandview North LLC, gv@grandviewinc.net

File Name & Number: The Lux CUP - PLN#771

Date of Application Submittal: November 6, 2020

Application Process: Decisions on Conditional Use Permit applications are made by the Hearing Examiner after a public hearing on the project. Any person has the right to comment on this application. Parties of record may appeal the decision of the Hearing Examiner to the Snohomish County Superior Court 21 days after the date of decision.

Date of Notice of Complete Application: March 25, 2021

Neighborhood Meeting: A neighborhood meeting was held on December 1, 2020 at 5:30 pm.

Date of Notice of Application Filed: Thursday, March 25, 2021

Project Location: The project is located between the 20000 and 21000 blocks of Olympic Place NE, Arlington, WA, Tax Parcel ID #00847300001200, 00847300001300

Project Description: The Lux project is a multi-use development with three buildings onsite. The two four story buildings along the Olympic Place NE frontage would be connected via a skybridge and have retail units on the ground floor with residential units on the remaining floors. The northern building would have a parking garage for 17 parking spaces. A three-story residential building would be located in the east of the property. A total of 132 residential units are proposed for this project. A parking area for 184 outside spaces, drive aisles, sidewalks, dog run, playfield, sports court, playground and courtyard with fountain would be constructed as part of the project. Frontage improvements will be required in the form of replacing existing driveways not being used with curb, gutter, sidewalk, and replacing any non-ADA compliant sidewalk.

City Approvals Required: Conditional Use Permit, SEPA, Administrative Design Review, Civil Permit, Utility Permit, Building Permits

Other Agencies Approvals Required: Department of Ecology Stormwater General Construction Permit

Studies Required: Drainage Report, Geotechnical Report, Traffic Impact Analysis, SEPA Checklist, Cultural Resource Report, Wetland and Fish and Wildlife Habitat Assessment

Comment Period: There is a 14-day comment period for the Conditional Use Permit application. If you would like to comment on the Conditional Use Permit application, written comments/requests will be accepted until 5:00 p.m. on April 8, 2021.

To Become a Party of Record: You may become a party of record by submitting written comments and requesting to become a party of record to the Community and Economic Development Department, by entering your name on a sign-up registry at the Public Hearing, or testify at the Public Hearing.

To Comment on a Project: Any persons have to submit written testimony to the appropriate permit-issuing authority by submitting written comment to City of Arlington Community and Economic Development Department located at 18204 59th Avenue NE, Arlington, WA 98223 or by emailing the Staff Contact by the end of the comments period as stated in this notice. Any persons have the right to appear at the Public Hearing to provide testimony orally.

Staff Contact: Josh Grandlienard, Planner II, joshg@arlingtonwa.gov

How to Reach Us: The Permit Center for the City of Arlington Community and Economic Development Department is located at the Arlington Airport Office, 18204 59th Avenue NE, Arlington, WA 98223. For information about the project, contact City of Arlington Community and Economic Development Department, Planning Division, at 360-403-3551. A copy of the Application is available from the City at no charge to any person who requests it.

Notice of Decision: A Notice of Decision of the Hearing Examiner will be made available on the City's Website and provided to those parties of record after the final decision is made.

Special Accommodations: The City of Arlington Strives to provide accessible meetings for people with disabilities. Please contact the ADA coordinator at (360) 403-3441 or 1-800-833-8388 (TDD only) if special accommodations are required.